

Appendix 10

Adopted or Proposed Regulations to Reduce Demand or Improve Water Efficiency

4.6 FENCING, SCREENING, AND LANDSCAPING

1. Unless otherwise provided in this chapter, no fence shall exceed four (4) feet in the front yard or six (6) feet in the rear and side yards in height. Fences in excess of six (6) feet shall require a conditional use permit.
2. All screening required by the provisions of this chapter shall consist of either:
 - a. A green belt planting strip consisting of vegetative cover of sufficient width and density to provide an effective screen; or
 - b. In all districts, a fence constructed of masonry, brick, wood, composite material or metal which is compatible with surrounding structures and buildings and where the "good" or most aesthetically appealing side of the fence faces the adjacent property where the fence is being constructed.
 - i. Exceptions: Electric and barbed wire fences shall only be permitted for agricultural purposes or for special security requirements by conditional use permit. Business and industrial fences with barbed wire security arms a minimum of six (6) feet in height (measured without the security arm) may be allowed by conditional use permit. The security arm shall be angled in such a manner that it extends only over the property of the permit holder and does not endanger the public.
3. Location
 - a. Fences and screenings shall be located entirely upon the private property of the persons constructing the fence and set back at least two (2) feet from the lot lines, or upon written mutual consent of the abutting property owner(s) may be placed along the lot line. The written mutual consent must be filed with the City Clerk. If abutting property owners cannot agree that such fence be placed on the property line, such fence must be placed a minimum of two (2) feet from the property line. The City may require the owner of the property erecting a fence to establish the boundary line of his or her property by a survey.
 - b. Where any business or industrial use (structure, parking or storage) is adjacent to property zoned for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot or industry is across the street from a residential zone, but not on the side of a business or industry considered to be the front. The screening required in this section may consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object.
4. Permits
 - a. Zoning permits are not required to construct fences fewer than six feet (6) in height.
5. Pools and Hot Tubs

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- a. Underground Pools: All underground pools are required to be surrounded by a fence compliant with this section.
- b. Hot Tubs: All hot tubs must be covered when not in use.

4.12 PROPERTY PERFORMANCE STANDARDS

All uses shall comply with all federal, state, and local pollution and nuisance laws and regulations, including but not limited to glare, smoke, dust, odors, and noise. The burden of proof for compliance of appropriate performance standards shall lie with the applicant.

The owner of any premises shall comply with the following requirements:

1. Sanitation: All exterior property areas shall be maintained free from any accumulation of garbage, animal feces or refuse.
2. Grading and Drainage: All premises shall be graded and maintained so as to minimize the accumulation of water on said premises, except when required by the City for water retention.
3. Ground Cover: All sites shall be maintained in a condition to control erosions, dust and mud by suitable landscaping with grass, trees, shrubs, or other planted ground cover or by paving with asphalt, or concrete or by other suitable means as approved by the Clerk/Treasurer.
4. Insect and Rodent Infestation: It shall be the responsibility of the owner to exterminate any infestation of insects, rodents, vermin or other pests in all exterior areas and accessory structures on the premises.
5. Condition of Structures: All structures including, but not limited to, primary structures, detached garages, sheds, and fences shall be maintained structurally sound and in good repair. All exterior wood surfaces, other than decay-resistant woods shall be protected from the elements and decay by paint or by other protective covering or treatment.
6. Nuisance Characteristics: No noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust or other such adverse influences shall be permitted in any district that will in any way have an objectionable effect upon adjacent or nearby property. All wastes in all districts shall be disposed of in a manner that is not dangerous to public health and safety nor will damage public waste transmission or disposal facilities.

4.15 SITE PLAN REVIEW

1. Required Information: Except for single-family and twin home residential structures, all requests for a building permit for new construction, additions and building renovations altering the use or occupancy of a building shall be accompanied by a site plan indicating:
 - a. Building locations, dimensions and elevations, sign structures, entry areas, storage sites and other structural site improvements.

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- b. Circulation plans for both pedestrian and vehicular traffic.
 - c. Fences and screening devices.
 - d. Trash and waste disposal facilities.
 - e. Storm drainage plans.
 - f. Firefighting and other public safety facilities and provisions such as hydrant locations and fire lanes.
 - g. Elevation drawings or illustrations indicating exterior wall materials and design information.
 - h. A two foot (2') contour topographical map of the existing site.
 - i. A grading plan illustrating the proposed grade changes, from the original topographical map. All site area, when fully developed, shall be completely graded so as to adequately drain and dispose of all surface water, storm water and ground water in such a manner as to preclude large scale erosion, unwanted ponding and surface chemical runoff.
 - j. Landscape Plan: The site, when fully developed, shall be landscaped according to a plan approved by the City Council. The landscaping plan shall specify the size, type and location of all trees and shrubbery and the location of all seeded and sodded areas.
 - k. A soil erosion control plan for the construction period.
 - l. General floor plan of each structure.
 - m. Location and size of all parking spaces.
 - n. Location, size and system of loading/unloading areas.
 - o. A survey shall be required if the premises are unplatted and the site plan indicates the use of minimum setbacks or in such other situations as the Clerk/Treasurer may request. The survey requirement may be waived at the discretion of the Clerk/Treasurer.
 - p. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
 - q. Such other information as the Clerk/Treasurer or City Council may reasonably request.
2. Submission: The site plan shall be submitted to the Clerk/Treasurer for presentation to the City Council. The City Council shall review the plan and make its recommendations on approval or disapproval of the plan to the City Council, which shall approve or disapprove the same.